



METROPOLE BUILDING

Pioneer Square Preservation Board Briefing 3
March 25, 2021

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INTRODUCTION

NAME Metropole Building

ADDRESS 423 2nd Avenue Extension South

Building History

The Metropole Building was built by Henry Yesler in 1892. The architect is identified in the National Register Nomination as Emil de Neuf Sr., but local architecture historian Jeffrey Ochsner has suggested that the building may have been designed by Elmer Fisher. The adjacent building immediately to the south (known as the Busy Bee) was built earlier than the Metropole by an unknown architect. The two buildings are internally connected and were combined into a single tax parcel in the 1960s.

During the 1890s through the 1970s the ground floor housed the G.O. Guy Drug Store. Other retailers, including the Busy Bee Café occupied the ground floor of the southern building. The upper floors of the Metropole building originally housed a hotel and later offices.

The major earthquake of 1949 severely damaged the two upper floors of the southern building, which subsequently were removed in 1950.

A fire in 2007 damaged the ground level restaurant in the Metropole, and the building has been completely unoccupied for the past 14 years. With decades of deferred maintenance and years of vacancy, the building has missing and boarded up windows, roof leaks, and is generally exposed to weather and deterioration.

Project Scope

The project scope includes the complete renovation and adaptive re-use of both buildings, as well as the reconstruction of the two floors of the southern building which were removed in 1950. The project is classified by SDCI as a Substantial Alteration, and therefore the scope includes a complete seismic retrofit, and additional code-mandated structural upgrades, accessibility improvements, new exit stairs and elevators, and a new fire sprinkler system. In addition, completely new systems for HVAC, plumbing, and electrical will be installed throughout the building. A new electrical transformer vault will be constructed in the basement as required by Seattle City Light. A rooftop photovoltaic array and a battery storage system will provide a portion of the building’s electricity and emergency power to operate a portion of the building.

The Metropole Building has a unique and historically significant rusticated Tenino sandstone façade which will be repaired and restored. This involves extensive work to remove up to nine layers of paint on the sandstone and the brick, which have trapped moisture and caused deterioration of the masonry. The masonry restoration scope also includes 100% mortar repointing using compatible Type ‘L’ lime putty mortar, and the replacement of severely damaged outer wythe brick at the alley side. The building original cornice which is no longer existing and will be replaced with a historically accurate replication cornice. The fire escapes on the alley side will be retained and modified per Seattle Fire Department requirements.

All of the original windows in the Metropole Building are no longer existing and will be replaced with compatible new windows, wood storefronts, and entrances. The Busy Bee has four original windows remaining on the east façade which will rehabilitated and retained. All of the other windows in the Busy Bee are non-original and will be replaced with compatible new windows.

The two upper floors of the Busy Building which collapsed during the 1949 earthquake will be reconstructed using compatible yet distinct materials, proportions, and detailing. An outdoor rooftop play area for the child care center will be located on the alley (west) side of the Metropole roof, and a roof terrace for the other building tenants will be located on the northern area of the Metropole roof. These outdoor rooftop spaces will be accessed by two stairs and an elevator connected by enclosed breezeway structure on the roof. Mechanical units and photovoltaic panel arrays will be located on the upper roofs.

The areaways under the sidewalk along Yesler and Second Ave are intact and historically significant. We would like to repair the areaways and incorporate them into the interior space of the lower level of the building. However more work is needed to design the areaway repairs, and therefore the areaway work will be done under a separate Certificate of Approval.

Project Goals and Program

The owner is the Satterberg Foundation, a Seattle philanthropic organization that funds and supports a wide range of not-for-profit organizations that work on social justice, equity, and environmental stewardship.

The completed Metropole building will provide a mix of community-oriented, not-for-profit uses including small office space, event and meeting space, a community kitchen, a child care center, and small-scale retail. The tenants of the building will be a not-for profit organizations that work directly in support of communities of color in Seattle, including the Native American, African-American, Latino, and Asian American Pacific Islander communities.

The project is designed to have a significant impact on environmental sustainability and resiliency. The project sustainability features include:

- LEED Platinum Certification
- Compliance withy Seattle 2030 District Goals
- Extremely efficient HVAC systems with air-source heat pumps, hydronic radiant heating, and hydronic passive chilled beam radiant cooling
- Extensive use of passive systems including natural ventilation, daylighting, and thermal mass pre-cooling
- Optimized thermal envelope with a super-insulated roof and triple paned wood framed windows
- On-site solar power generation
- No use of fossil fuels and the removal existing natural gas infrastructure
- Emphasis on occupant health, safety, and wellness with focus non-toxic materials, indoor air quality, access to daylight, and support for alternative transportation.

Project Summary and Goals for this PSPB Meeting

The renovation of the Metropole building is an important opportunity to preserve, restore, and return to use this significant historic building which is currently at risk of further deterioration and eventual loss or demolition. The ownership goals and the program of the project also present a very special opportunity to address social justice and equity while making a significant impact on environmentally responsive design and resiliency. As such, the renovated Metropole Building will have an important and positive impact on the revitalization of the Pioneer Square District and the Second Avenue corridor and will contribute to improving the health and welfare of communities living and working in downtown Seattle.

We have previously presented this project to the Pioneer Square Preservation Board on January 22, 2020, and on September 30, 2020. At these two meetings we received general support for our approach to the project design, and we understood that the Board felt that the design was compliant with the District Rules and the Secretary of the Interior’s Standards.

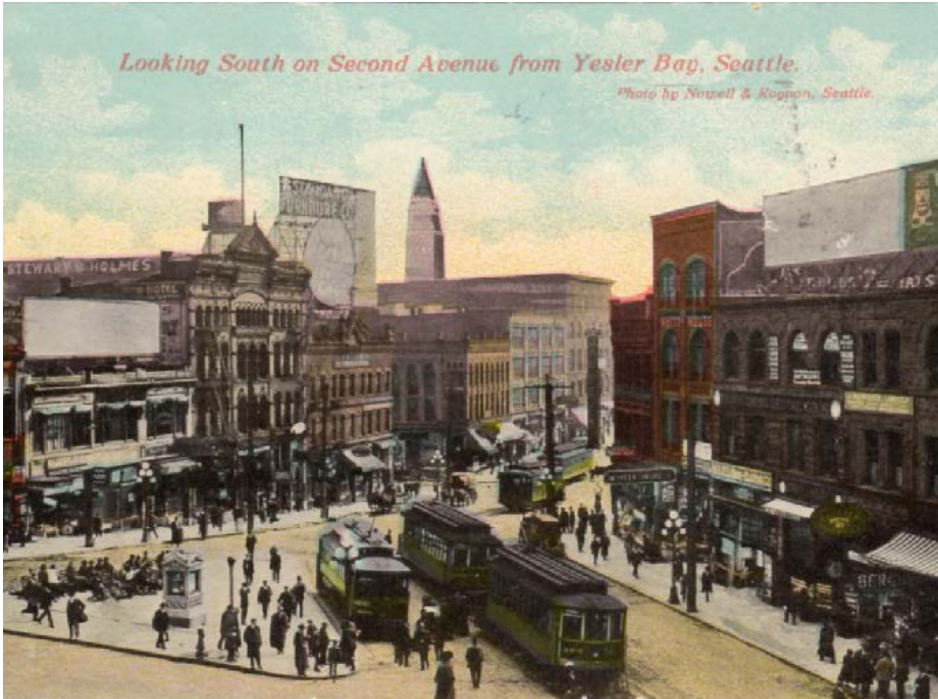
At this time we are nearing completion of the building permit process with SDCI, and the start of construction is currently scheduled for late May 2021. Therefore our goal for this meeting is to respond to any questions that the Board may have, and to complete the Certificate of Approval process.

We look forward to further discussion of this project with the Board.

HISTORIC PHOTO SURVEY



SECOND AVENUE EXTENSION SOUTH (1900)



POSTCARD VIEW LOOKING SOUTH ON SECOND AVE FROM YESLER WAY (1911)



NE CORNER OF SECOND AVENUE EXTENSION SOUTH (1937)



THE BUSY BEE (1937)



PHOTOGRAPH TAKEN FROM SE, SHOWING THE DAMAGE AFTER THE 1949 EARTHQUAKE



PHOTOGRAPH TAKEN OUTSIDE THE BUSY BEE AFTER THE 1949 EARTHQUAKE

CURRENT PHOTO SURVEY



SECOND AVENUE EXTENSION SOUTH



CORNER OF SECOND AVENUE EXTENSION SOUTH AND YESLER WAY



SECOND AVENUE EXTENSION SOUTH

CURRENT PHOTO SURVEY



ALLEY, PHOTO TAKEN FROM YESLER WAY



ALLEY



AREAWAY



ALLEY, PHOTO TAKEN FROM SOUTH

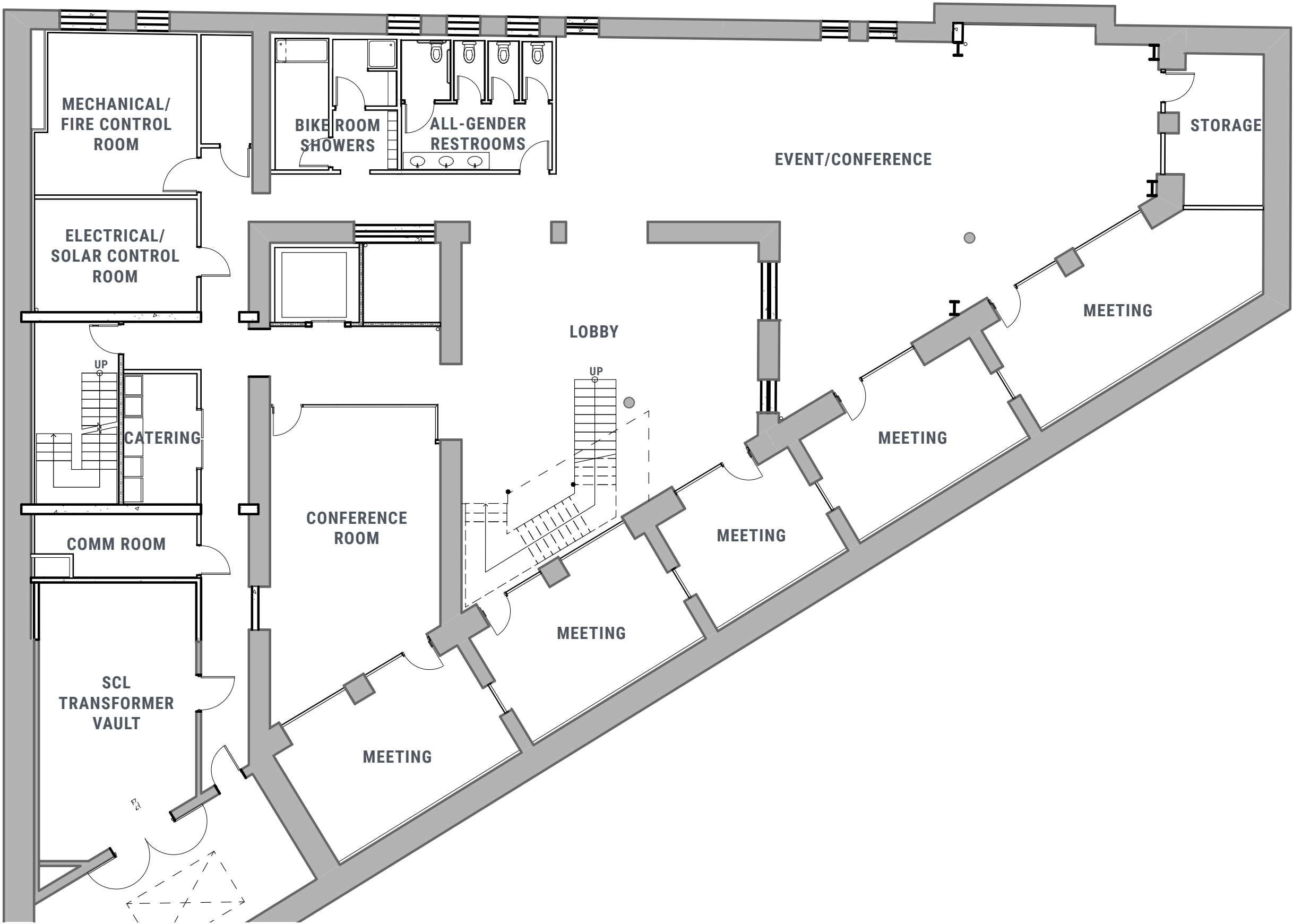


ALLEY



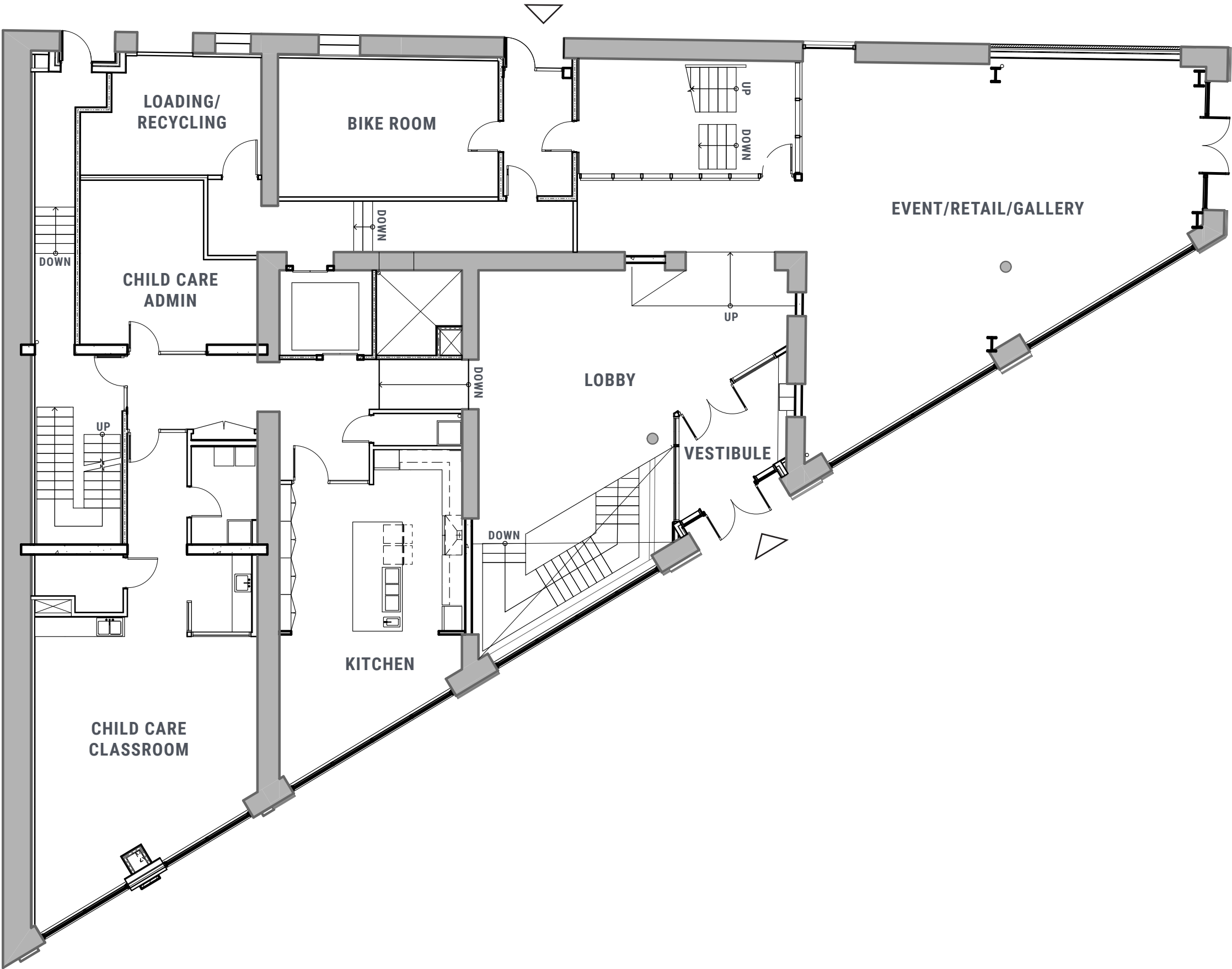
AREAWAY

BASEMENT FLOOR PLAN



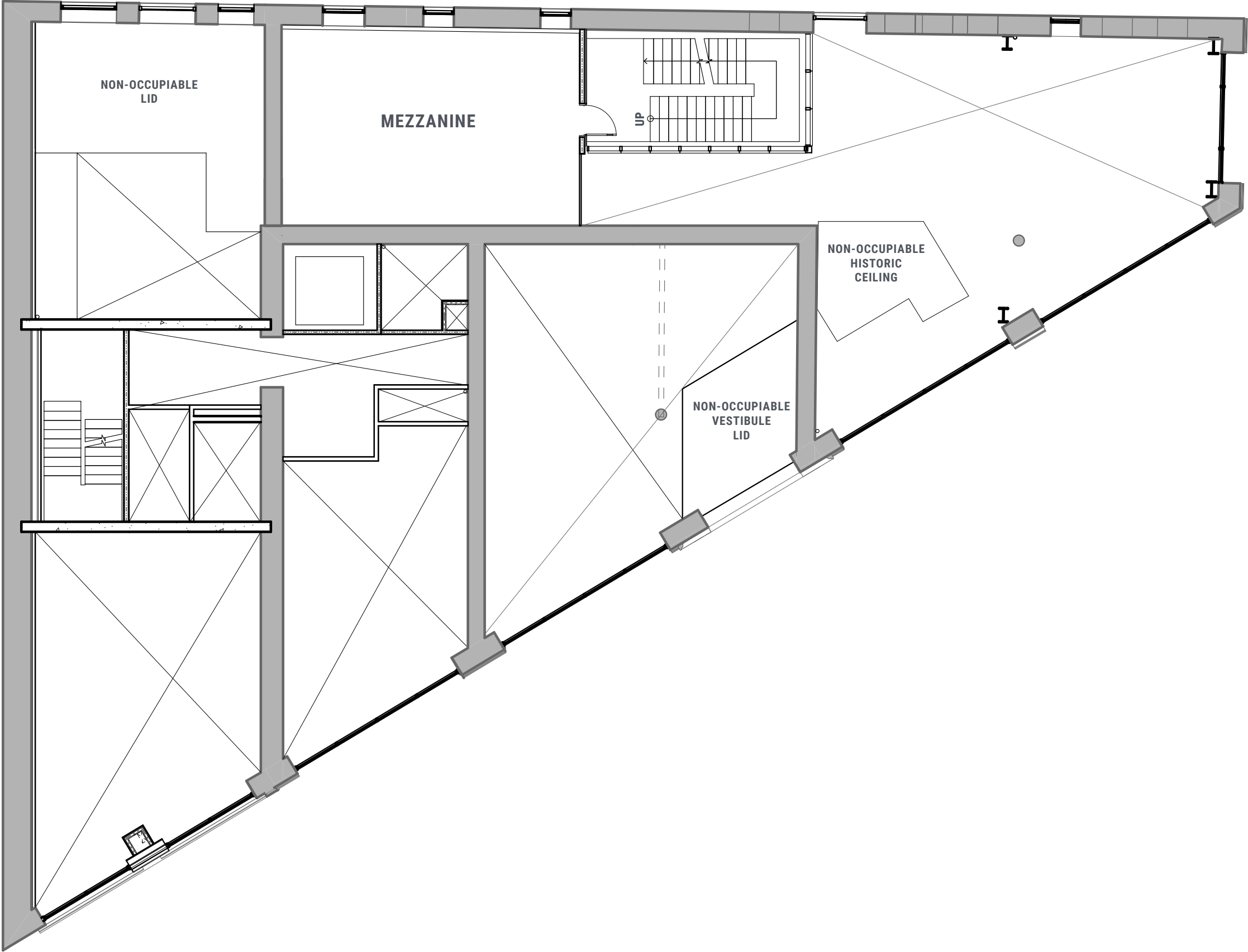
SCALE: 3/32" = 1'-0"

FIRST FLOOR PLAN



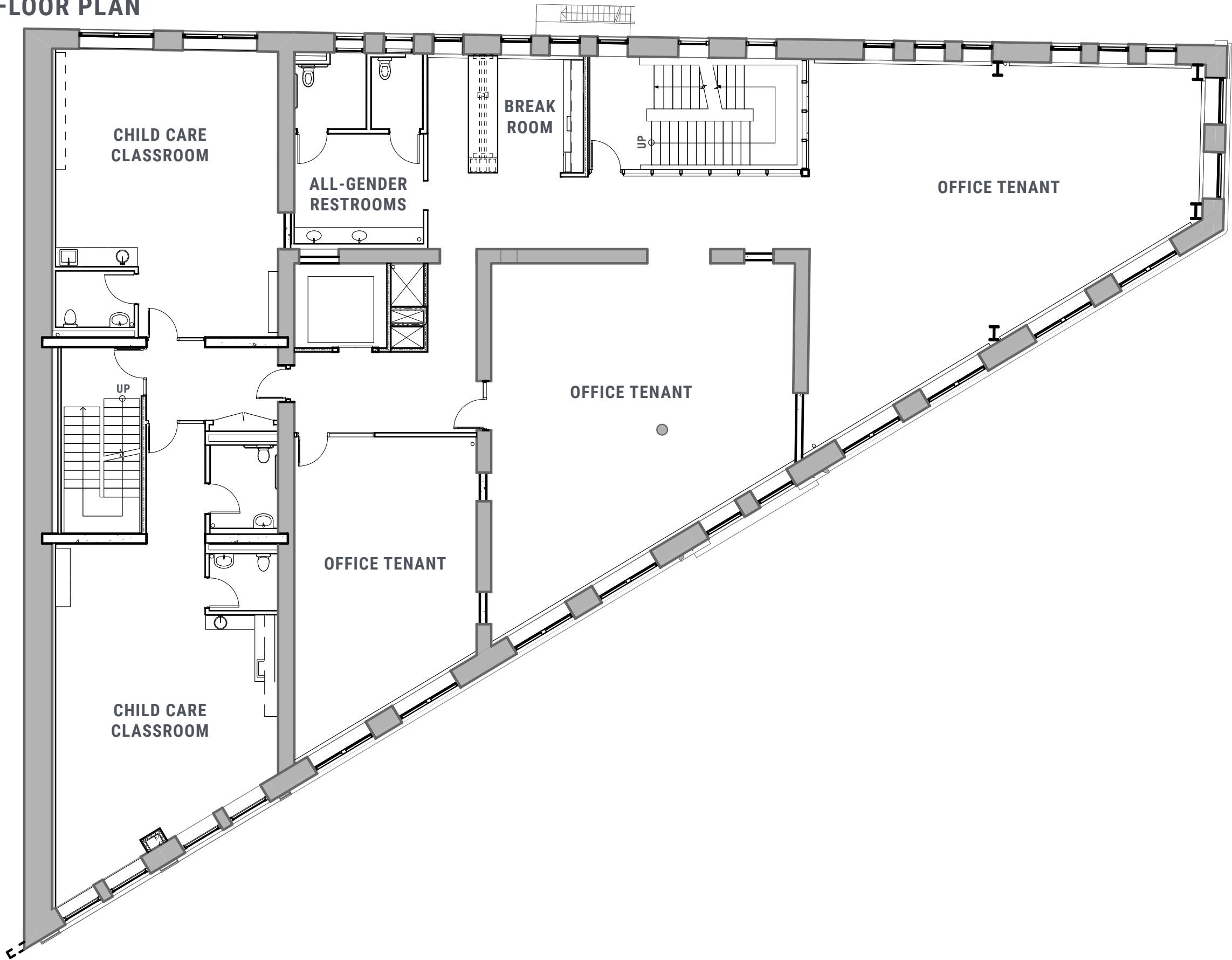
SCALE: 3/32" = 1'-0"

MEZZANINE FLOOR PLAN



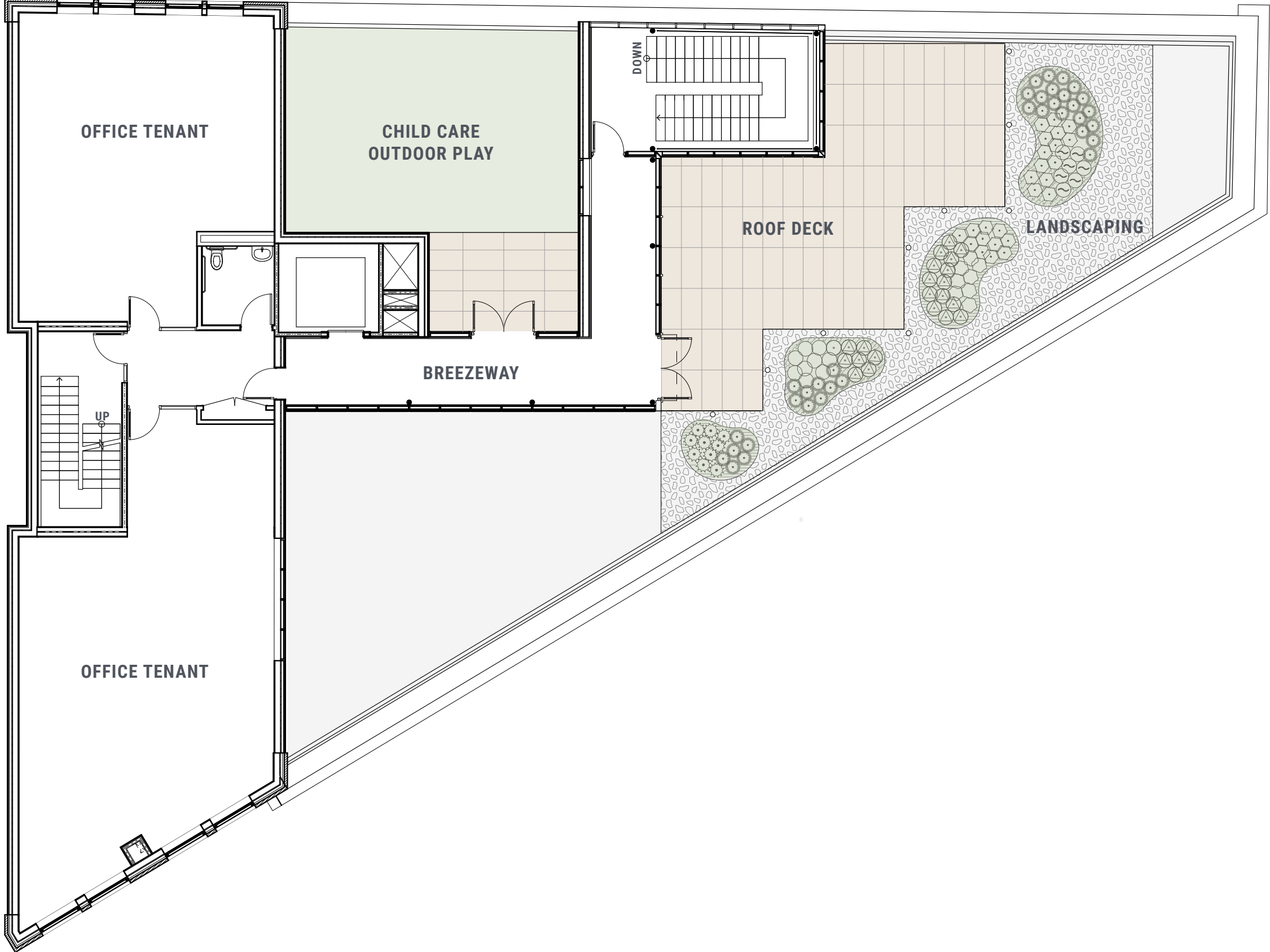
SCALE: 3/32" = 1'-0"

SECOND AND THIRD FLOOR PLAN



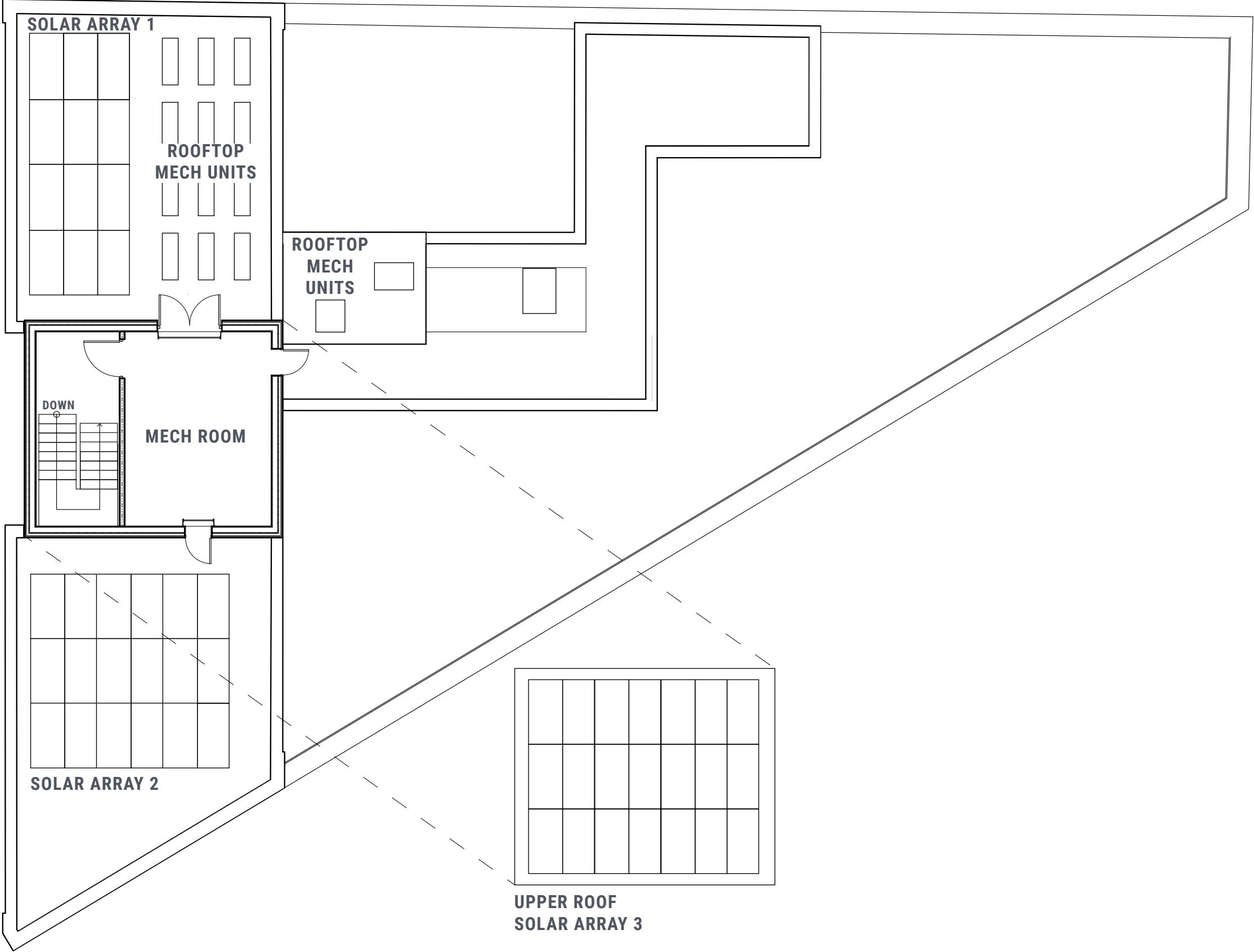
SCALE: 3/32" = 1'-0"

FOURTH FLOOR PLAN



SCALE: 3/32" = 1'-0"

ROOF PLAN



SCALE: 3/32" = 1'-0"

SECOND AVENUE (EAST) ELEVATION



1. rooftop mechanical units

2. concealed fastener metal panel

3. horisontal cedar siding, painted

4. fiberglass window wall

5. painted steel railing
6. replacement cornice

7. restore sandstone

8. new aluminum clad wood windows

9. new painted wood windows and entrances
10. new painted wood panels

11. dimensional steel lettering, painted

12. photovoltaic panels

13. new brick
14. painted steel channels and steel plate

15. restore brick

16. restore existing windows

17. painted metal louvers

18. new brick

SCALE: 3/32" = 1'-0"

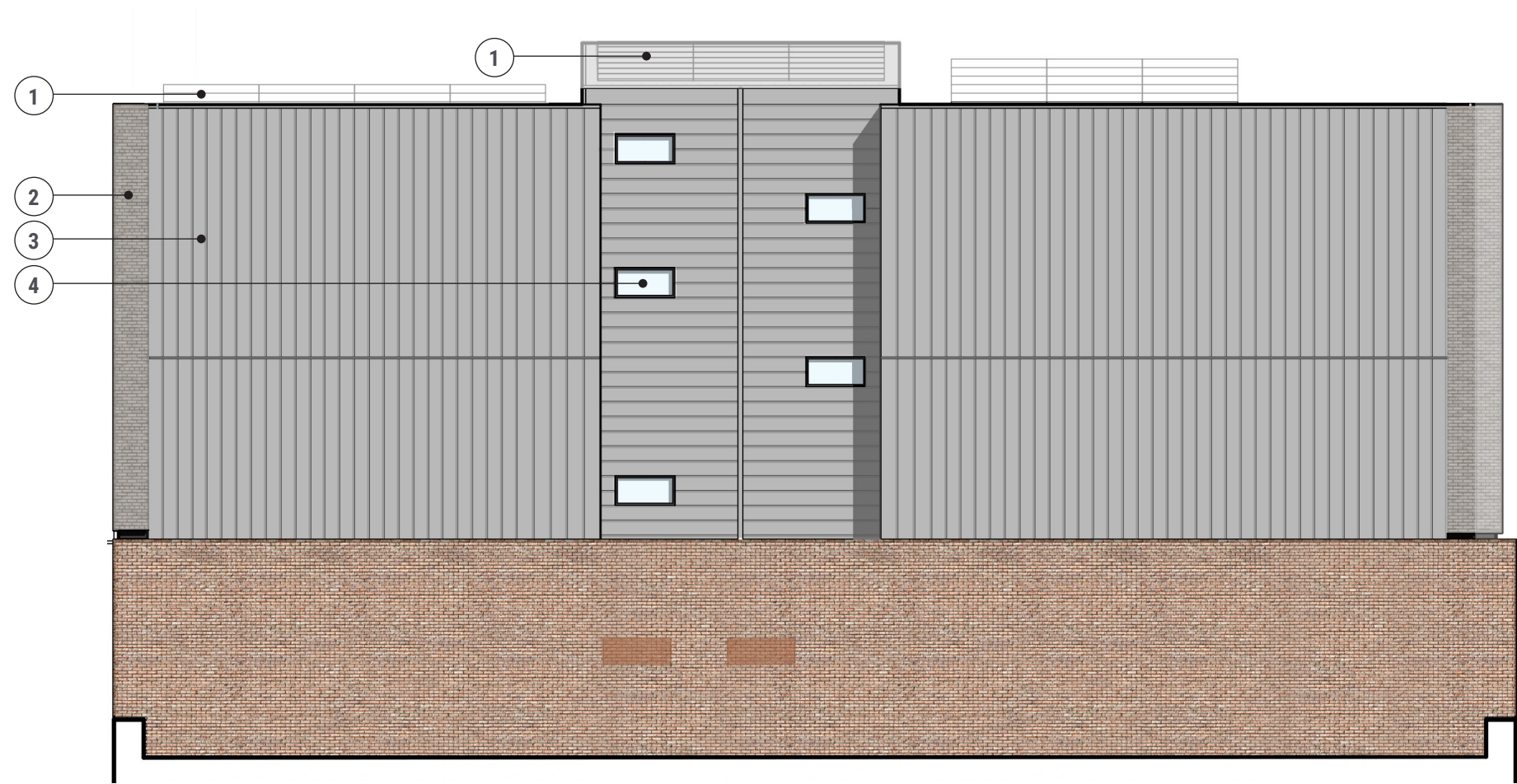
YESLER WAY (NORTH) ELEVATION
ALLEY (EAST) ELEVATION



- 1. new aluminum clad wood windows
- 2. existing fire escapes
- 3. new brick
- 4. new metal doors

SCALE: 3/32" = 1'-0"

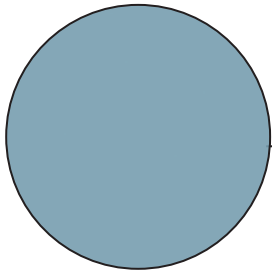
SOUTH ELEVATION



- 1. photovoltaic panels
- 2. new brick
- 3. concealed fastener metal panel
- 4. new aluminum clad wood windows

SCALE: 3/32" = 1'-0"

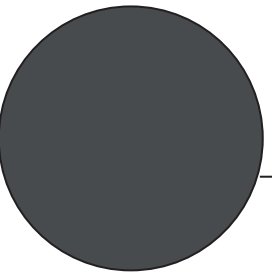
MATERIAL PALETTE



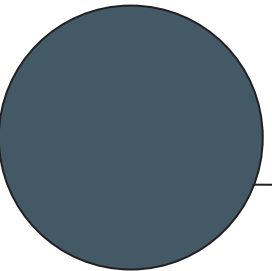
horizontal cedar siding, painted
color: Benjamin Moore
Whipple Blue



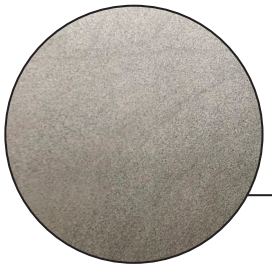
new brick
Glen-Gery Stone Grey



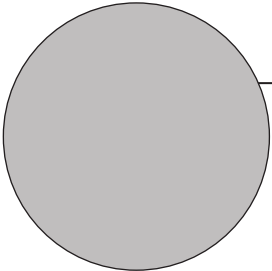
new aluminum clad wood windows
Andersen E-Series
color: Dark Ash



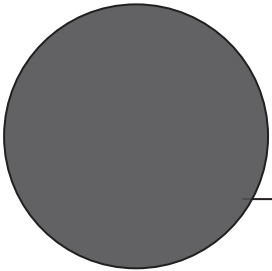
Unison Wood Curtainwall,
restored windows and
painted wood panels
color: Benjamin Moore
Washington Blue



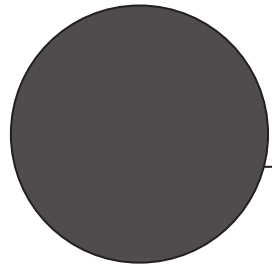
restored sandstone facade
remove paint, repair damaged
stone, repoint



concealed fastener metal panel
Atas Versa-Seam
Matte Finish, Ash Grey



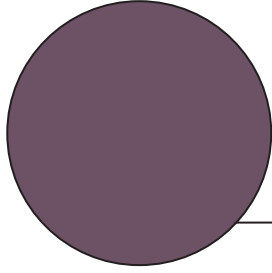
fiberglass window wall
Cascadia Universal Window Wall
color: Anthracite



painted steel channels and steel plate
color: Benjamin Moore Onyx



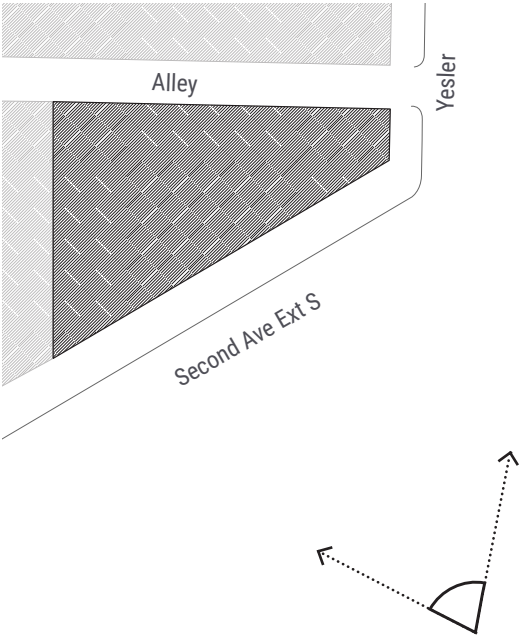
restored brick facade
remove paint, repoint



Unison Wood Curtainwall
and painted wood panels
color: Benjamin Moore
Autumn Purple

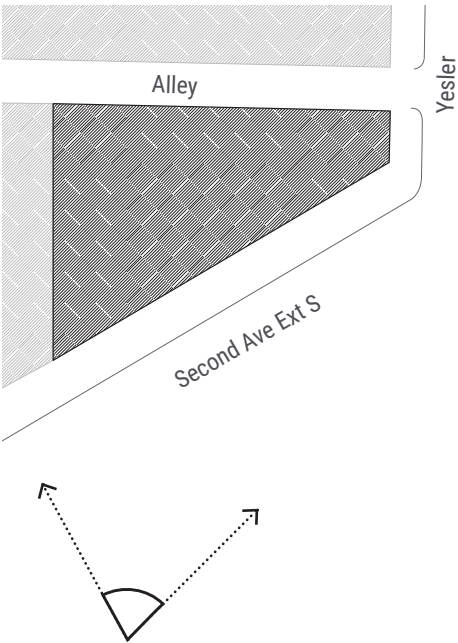


STREET LEVEL PERSPECTIVE
OF THE PROPOSED COMPLETED PROJECT



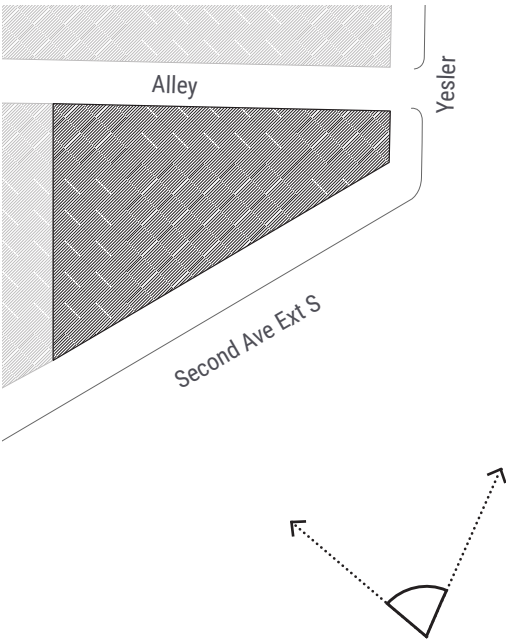
STREET LEVEL VIEW FROM YESLER WAY

STREET LEVEL PERSPECTIVE
OF THE PROPOSED COMPLETED PROJECT



STREET LEVEL VIEW FROM 2ND AVE EXT S

AERIAL VIEW
OF THE PROPOSED COMPLETED PROJECT



AERIAL VIEW FROM YESLER WAY